

REVIEWER'S SUMMARY OF SALIENT FACTS

Clients & Intended Users of Review: State of Montana, the Board of Land Commissioners and the Department of Natural Resources & Conservation.

Intended Use of Review: The intended use is to provide the clients with an opinion of the credibility of an opinion of current fair market value of the appraised subject property for use in the decision making process concerning the potential acquisition of said subject property. An opinion of the quality of the appraisal report as well as this reviewer's opinion of value will be reported.

Subject Property: Ovando Mtn., Ovando, Montana

Present Owner: See Appraisers' Summary

Legal Description: The subject property is described as, Lots 1-4, S $\frac{1}{2}$ N $\frac{1}{2}$, & S $\frac{1}{2}$, of Sec 4, and; Lot 3 (NE $\frac{1}{4}$ NE $\frac{1}{4}$), SE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ SE $\frac{1}{4}$, of Sec 5, and; All of Sec 9; All in T15N-R12W, Powell County, Montana.

Acreage/Improvements Description: See Appraiser's Summary

Property Interest Appraised: fractionalized ownership rights resulting from rights conveyed to the U.S. Fish and Wildlife Service in a conservation easement.

Present Use: See Appraisers' Summary

Highest and Best Use: See Appraisers' Summary

Dates: The effective date of the appraisal and the subject's inspection date is October 26, 2006. The report date is November 8, 2006. The effective date of the review is November 19, 2006.

Purpose of Appraisal: The purpose of the appraisal is to estimate the market value of the appraised property given the identified property rights.

Appraiser's Opinion of Value of Real Estate: \$975,000

Reviewer's Comments: This reviewer finds the report is acceptable and appears credible.

This review is not a stand alone document and is expressly interrelated to the appraisal report.

Reviewer's Conclusion of Value: It is this reviewer's opinion that the appraisers' opinion of the market value of \$975,000 for the subject property is well supported and appropriate.

(Note: Agreed purchase price of approximately \$390 per acre, is not based on market and is considerably less than appraised value of approximately \$677 per acre. Agreed purchase price is based on Seller's policy and not reflective of market.)

INTENDED USER:

State of Montana, the Land Board
and the Department of Natural
Resources & Conservation (DNRC)

CLIENT:

State of Montana, the Land Board
and the Department of Natural
Resources & Conservation (DNRC)

PRESENT OWNERSHIP:

The Nature Conservancy

LOCATION:

Blackfoot Valley north of Ovando,
Montana.

SUBJECT PROPERTY:

The appraised property consists of 1,438.93 deeded acres, which are encumbered with an open-space conservation easement with the USFWS. This is a diverse property that consists of timberland interspersed with open grasslands, wetlands, and riparian areas along McCabe Creek. The property is recreationally oriented with aesthetic viewsheds, it provides habitat for multiple species of wildlife and has about a mile of McCabe flowing through it.

HISTORIC/PRESENT USE:

Timber production, livestock grazing, and recreational uses.

LEGAL DESCRIPTION:

See body of report

COUNTY:

Powell

ACCESS:

Public roads.

ZONING/PLANNING:

Ag. District #3

INTENDED USE OF THE REPORT:

To provide the clients with a credible opinion of current fair market value of the appraised property for use in the decision making process concerning the potential acquisition of said property.

PROPERTY INTEREST APPRAISED:

Fractionalized ownership rights resulting from rights conveyed to the U.S. Fish and Wildlife Service in a conservation easement.

EFFECTIVE DATE OF THE APPRAISAL:

October 26, 2006

DATE OF THE APPRAISAL REPORT:

November 8, 2006

PURPOSE OF THE APPRAISAL:

Estimate the market value of the appraised property given the identified property rights.

HIGHEST AND BEST USE:

The highest and best use is in accordance with the deed of conservation easement, which limits the property to a recreational use with the potential for the production of timber and complementary agricultural uses. Acknowledged is also the potential for assemblage and plottage to a neighboring owner.

VALUE CONCLUSION:

\$975,000